

Garcia House, 496-498 South Convent Avenue
Barrio Libre (Barrio Histórico)
Tucson
Pima County
Arizona

HABS No. AZ-73-19

HABS,
ARIZ,
10-TUCSO,
30/19-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

ADDITIONAL
FOLLOWS...

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

HABS. ARIZ. 10 - TUCSON, 30/19

HISTORIC AMERICAN BUILDINGS SURVEY

BARRIO LIBRE (Barrio Histórico)

GARCIA HOUSE, 496-498 SOUTH CONVENT AVENUE

HABS No. AZ-73-19

Location: 496-498 S. Convent Ave., Tucson, Pima County, Arizona

USGS Tucson Quadrangle, Universal Transverse
Mercator Coordinates: 12.502680 .3563970

Present Owners: David E. and Amber Joy Jácome
Pearry L. and Evelyn J. Green

Present Occupants: David E. and Amber Joy Jácome
Jácome & Company, Advertising Design Concepts
& Production.

Significance: This flush-fronted Early Transitional adobe building is a contributing structure, along with its adjacent neighbors, to the S. Convent Ave. streetscape. Built in 1900 as a duplex by the family who lived in the house until 1921 and owned it until 1974, it is now the only commercial building on this section of Convent Avenue. The hipped roof with gablets reveals the Anglo influence in the home's construction.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1900.
2. Architect: None known.
3. Original and subsequent owners: See chain of title below.

Part of Lot 5, Block 241, parcel 28.

1907 Deed, February 21, 1907, recorded in Volume 42, page 125.
Julia Zeckendorf to Albert Steinfeld.

1912 Deed, March 14, 1912, recorded in Volume 53, page 206.
Albert and Bettina Steinfeld to Trinidad V. de Garcia.

1944 Deed, September 19, 1944, recorded in Volume 271, page 214.
Trinidad V. Garcia to Genaro V. Garcia.

1947 Deed, September 3, 1947, recorded in Volume 12, page 248.
Estate of Trinidad Garcia to Genaro V. Garcia.

1972 Deed, February 22, 1972, recorded in Volume 4192, page 1076
Estate of Genaro V. Garcia to P. M. Garcia.

1974 Deed, January 22, 1974, recorded in Volume 4687, page 472.
D. M. Garcia to E. J. Abodeely.

1979 Deed, October 9, 1979, recorded in Volume 6129, page 341.
Bertoglio to Jácome.

4. Builder: Pedro García.

5. Alterations and additions: This structure was built originally as two apartments and half of it occupied by the family who owned it. The only addition was a frame porch to the rear between 1919 and 1938. There were no outbuildings associated with the residence.

B. Historical Events and Persons Connected with the Structure:

Pedro García, a barber, built this structure as a duplex in 1900. He died in 1911, but the family occupied the residence until 1921. A daughter, Adelina García Flores, is one of the few persons still living in the Barrio who was born and raised there. The García family was related to several other families who lived along Convent Avenue during the early 1900s--the Tapias, Tallmadges, Bojórquezes, and Martínezes. The Garcías retained ownership of the house until 1984 and rented it to a succession of laborers. The longest tenants were the Yañez and Yslas families, Southern Pacific Railroad employees, who lived there from 1935 to 1950. Yslas was a distant relative of the Garcías. David Jácome and his wife purchased the dwelling in 1979 and are now running an advertising business from the residence. Jácome is a descendant of a well-known pioneer family who started Jacome's Department Store, one of the first and largest department stores in Tucson.

Prepared by: Ann E. Huston
Project Historian,
Maureen L. Gerhold
Assistant Project Historian,
Historic American Buildings Survey
September 1980

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This building is an example of the double row house of the Early Transitional Period of Tucson architecture. It is a flush-fronted adobe structure with a hip roof which evolved from a simple two-room-deep building to a building with a shot-gun plan.

2. Condition of fabric: The building is in very good condition. The #496 side has been rehabilitated; #498 will be rehabilitated in the near future.

B. Description of Exterior:

1. Over-all dimensions: The building measures approximately 35' north-to-south on its east facade and approximately 58'-6" east-to-west in depth. It abuts another building on its north side.
2. Foundations: Inaccessible; concrete.
3. Wall construction, finish and color: The exterior walls are of adobe (1'-5" or 1'-8" thick), covered with heavily textured stucco, painted white. Additions to the west rear are constructed with timber framing.
4. Structural system, framing: The mud adobe bearing walls support a standard ceiling and roof-framing system.
5. Chimneys: There is a chimney on the south wall of exposed brick. It measures 1½ bricks by 2½ bricks.
6. Openings:

- a. Doorways and doors: The entrance doorway to #496 is more significant than that to #498. The former doorway contains a door topped by a transom. The door is new, being a flush door. There is a screen door also. The doorway is framed with a flat board molding, but the head has a slight pediment effect.

The doorway to #498 has no trim and no transom. It contains a door having a glass panel over three wood panels.

The rear door of #496 has an aluminum double-hung window in a wood door. The rear doorway of #498 contains a five horizontal panel door.

- b. Windows: The east facade window to #496 contains a one-over-one light, double-hung wood sash. The east facade window to #498 contains a one over two-light double-hung wood sash.

The south facade of #498 contains a series of double-hung sash windows. The easternmost window (opening into the second room) has an unweighted double-hung sash window. Other windows on the south facade contain unweighted double-hung sash with six-over-six lights.

The north facade contains a boarded-up window. This former opening faces onto the narrow passage between this and the adjacent building.

7. Roof:

- a. Shape, covering: The double row house has a hip roof with gablets. The ridge of the hip runs north and south. It is covered with rolled asphalt roofing. There is a shed roof addition to the west.
- b. Cornice, eaves: The rafter ends are exposed at the eaves.

8. Other features: There is a skylight on the west slope of the hip roof. It has a long light channel which carries light into the living room of #496.

C. Description of Interior:

1. Floor plans: Both units have shot-gun plans, four rooms deep, plus a shed addition. In depth sequence, #496 contains an office, the living room, the kitchen, and the bedroom. The shed addition contains a bathroom and porch, while #498 contains a living room, two bedrooms, the kitchen and the bathroom and utility room in the addition.

2. Stairways: In #496 there is a 7" step down between the office and living room, and a 5½" step down between the living room and the kitchen. There is a 6" step down to the outside rear porch.

In #498 there is a 5½" step down from the living room to the first bedroom, and a 3½" step down between the two bedrooms. There are steps down to the back yard.

3. Flooring: In #496 there are concrete slab floors in all rooms except the living room. The living room has 3¼" tongue-and-groove fir boards.

In #498 there are wood floors covered with sheet vinyl in the living room and the two bedrooms. The kitchen has a concrete floor covered with the same vinyl flooring.

The addition has a concrete slab floor.

4. Wall and ceiling finishes: The walls of both #496 and #498 are adobe covered with plaster.

The ceiling of #496 is of wood lath and plaster in the office. The living room is of 4' x 8' wallboard panels with 3" battens. The remainder of the unit has sheetrock ceilings.

The ceilings of #498 are of sheetrock with the exception of the living room which is of wood lath and plaster.

5. Openings:

- a. Doorways and doors: In #496 the doorways are without doors with the exception of the bathroom. That door is a modern hollow-core door. The doorways are finished with flat board trim varrying from 3½" to 5½".

In #498 the doorways do not contain doors, with the exception again of the bathroom. Trim on the doorways varies from 3½" to 5".

- b. Former windows: Former window openings are found in the walls between the office and living room and the living room and kitchen. They are now serving as bookcases for #496.

In #498 a former window opening is found in the wall between the two bedrooms, indicating that this was formerly an exterior wall.

6. Decorative features and trim: In the office of #496 there is a picture rail 9'-2" above the floor. The picture rail of #498 is 9'-7" above the floor. The living room of #496 and that of #498 have 1" x 5" baseboards.

7. Hardware: Standard.

8. Equipment:

1. Electricity: Standard.

2. Plumbing: Standard.

3. Heating: There is no heating system, except in #498 where there is a fireplace of white painted brick on the south wall of the living room. The firebox has an arched opening; there is a corbelled mantel. The chimney mass breaks the wall surface over the mantel. The hearth is of concrete. A gas heater is connected to the fireplace.

D. Site:

1. General setting and orientation: This building is a flush-fronted adobe, set at the east property line (the sidewalk) and extending from the north to the south property lines. It is situated on the west side of South Convent Avenue.
2. Landscaping and Enclosures: The rear yard is defined with a corrugated metal and wood fence. It contains two Chinaberry trees (*Melia azedarach*), two pomegranate trees (*Punica granatum*) and one mesquite (*Prosopis glandulosa*). There is also a vegetable garden. Portions of the rear yard are undeveloped.

Prepared by: Prof. Robert C. Giebner
Project Supervisor
Professor of Architecture
University of Arizona
July 1980

PART III. SOURCES OF INFORMATION

Building slip, Pima County Assessor's Office.
Sanborn Fire Insurance Company maps, 1909, 1914, 1919, 1948.
Tract Books, Pioneer National Title Insurance Company (Microfilm, Recorder's
Tucson City Directories: 1897-1979. records).

Oral Interviews:

Adelina García Flores, 56 W. Kennedy St.
David and Joy Jácome, 496-498 S. Convent Ave.

PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) of the Heritage Conservation and Recreation Service's National Architectural and Engineering Record (NAER) in cooperation with the Tucson Barrio Association, Inc. Funds for the project were provided by the Arizona State Historic Preservation Office and the Arizona State Office of Economic Planning and Development. Under the direction of Robert Kapsch, Chief of NAER, John Poppeliers, Chief of HABS, and Kenneth L. Anderson, Principal Architect, the project was completed during the summer of 1980 at the HABS field office in Tucson, Arizona, by Robert C. Giebner, Project Supervisor (Professor of Architecture, University of Arizona); William Joseph Graham, Project Foreman (University of Maryland); Ann E. Huston, Project Historian (California State University, Sacramento); Maureen L. Gerhold, Assistant Historian (Pennsylvania State University); Student Architects Scott Marshall Dolph (University of Arizona); Carol Jean Lemon (Washington State University); and Harrison Adam Sutphin (Virginia Tech); and Comprehensive Employment and Training Act (CETA) Summer Youth Employment Program Interns: Maria Arriola (Tucson High School); Ernest Cota; Lupita Lopez (Tucson High School); and Anna Trinidad. Photographic records were made for HABS by David J. Kaminsky, Photographer, Roswell, New Mexico. Editing and final preparation of the documentation was carried out in 1981 in the HABS Washington Office by William Joseph Graham, Architect, and Lucy Pope Wheeler, of the HABS professional staff.

ADDENDUM TO
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